

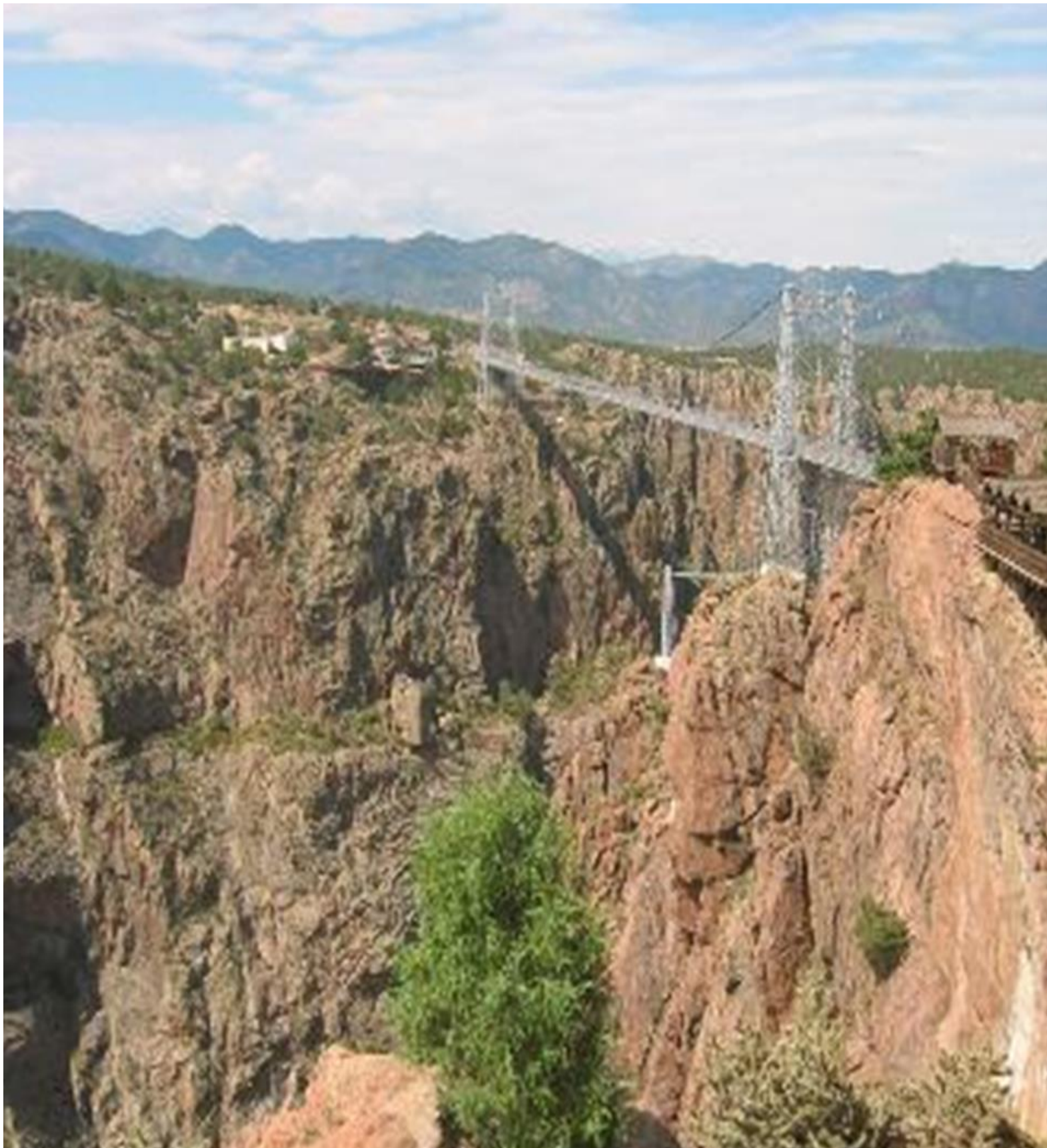


# ROYAL GORGE AREA RECREATION & AQUATICS CENTER

FEASIBILITY REPORT  
CANON CITY, COLORADO

AUGUST 2, 2021





## A

### EXECUTIVE SUMMARY

- Project History

## B

### PROJECT TEAM AND PROCESS

- Project Team
- Project Schedule & Process

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- Site Design
- Facility Design

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### PROJECT BUDGET



## ROYAL GORGE AREA RECREATION & AQUATICS CENTER - FEASIBILITY REPORT



08-02-2021

A

## Executive Summary



### ROYAL GORGE AREA RECREATION & AQUATICS CENTER - FEASIBILITY REPORT



08-02-2021



# EXECUTIVE SUMMARY



## Project History

The City of Cañon City is a Home Rule Municipality with a current population of approximately 17,00. It is the county seat of Fremont County, which has a population of approximately 47,000.

The Canon City Area Recreation & Park District was established in 1965. The District's main source of funding comes from property taxes collected from within the District's boundaries, an area approximately 115 square miles in size. The District currently owns and operates several facilities, including Rouse Park, John Griffin Park, Old Harrison School Playground and Park, portions of the Arkansas Riverwalk, The Arkansas Riverwalk Dog Park, the Ash Street Community Garden, the Archery Range, the Ropes Challenge Course, the R.C. Icabone Swimming Pool, Schepp Open Space and Eagle Wing Trailhead and the Community Room, which is located within the main office building. The District co-owns and operates Pathfinder Regional Park with Fremont County.

In 2019, the City and Recreation & Park District embarked on a Feasibility Study with BRS to evaluate a new community recreation center. This study included representatives from the City, Fremont County, the District Board, and community stakeholders. The goal for the Feasibility Study is to develop a business & operations plan, building program, and initial concept design based on community input. The Study will serve as the basis for determining if the project is feasible for the community and the receptiveness for support of the community to help fund construction and maintenance.

# B

## Project Team & Process



# PROJECT TEAM



**DANIEL  
MATOBA**  
MANAGING PRINCIPAL



**JENNA  
KATSAROS**  
FACILITY PERFORMANCE  
ADVISOR



**JOHN  
BARNHOLDT**  
FACILITY PERFORMANCE  
ADVISOR



**JAKE  
JORGENSEN**  
RRC

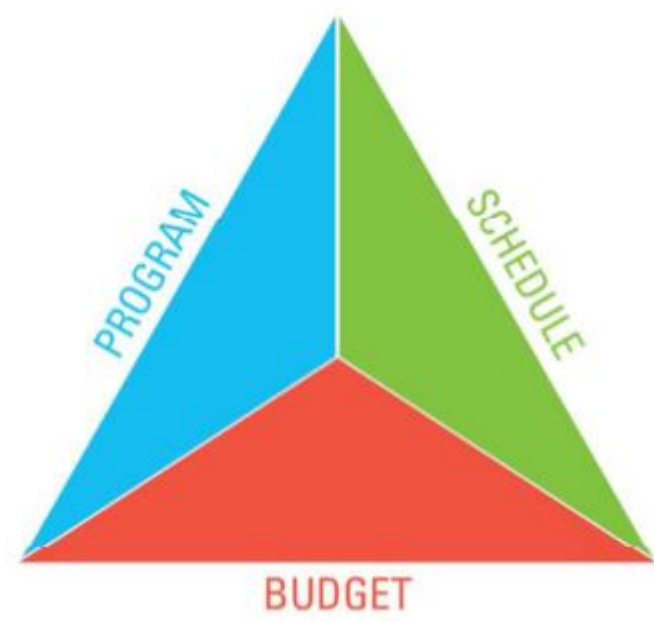


**MIKE  
SIMONE**  
RRC





# PROJECT SCHEDULE



## Feasibility Study Schedule

The project team adopted a proven BRS process for the project management which focuses on the architectural program, the project schedule, and the project budget in a balanced approach.

The process began with select focus groups that reviewed the survey results and played the BRS Card Game in an effort to match the results. Once the desired program was established, BRS produced conceptual floor plans based on wants and needs of the required spaces. The selected floor plan was then used to produce renderings for the City to use in it's marketing purposes.

### FEASIBILITY STUDY SCHEDULE

FOCUS GROUP 01	JANUARY 16, 2020
FOCUS GROUP 02	APRIL 29, 2020
CONCEPTUAL MEETING	MAY 06, 2020
FOCUS GROUP 03	JULY 27, 2020
WORKSHOP A – PROGRAM	MAY 13, 2021
WORKSHOP B – PLAN DIAGRAMS	MAY 20, 2021
BOARD MEETING	MAY 25, 2021
WORKSHOP C – ARCHITECTURE	MAY 27, 2021

C

## Information Gathering



### ROYAL GORGE AREA RECREATION & AQUATICS CENTER - FEASIBILITY REPORT



08-02-2021



# INFORMATION GATHERING



# INFORMATION GATHERING

## VOTER ANALYSIS RESULTS

### 1. Voter turnout is best in presidential years:

1. 2016: 73%
2. 2017: 38%
3. 2018: 66%
4. 2019: 45%

### 2. Voter Affiliation leans Republican

1. Republican: 43%
2. Democrat: 17%
3. Independent: 38%
4. Other: 2%

### 3. Tax issues in the past have been challenging to pass in the region. Property tax is low compared to other communities.

### 4. Cañon City is an older community compared to others statewide.

- a) Cañon City: 44 years median age
- b) Colorado: 37 years median age

### 5. Cañon City's median income is well under the statewide average, but over the national average.

- 6. Home values fall generally under \$200,000 in Cañon City.
  - a) 73% are under \$200,000





# BRS CARD GAME

Royal Gorge Recreation Center

Cañon City, Colorado

Jan 16, 2020



## 3,600 Recreation Activity Pool

9,366 gsf      \$6,156,000

- 7,920 Natatorium
- 3,600 Recreation Activity Pool
- Slides, Spray Features, Whirlpool
- Lazy River, Slides, Features,
- Sprays and Jets
- Supplemental Sanitation Water Treat
- Pool Equipment and Storage Rooms

3,600 Recreation Activity Pool



Royal Gorge Recreation Center

Cañon City, Colorado

Jan 16, 2020



## 30-35 Person Aerobics/Dance Studio

2,340 gsf      \$959,000

- Accommodates 30-35 People
- Aerobics, Exercise, Dance, Martial Ar
- Sprung Wood Floor
- Barre & Mirror
- Sound System / TV
- Storage

30-35 Person Aerobics/Dance Studio



Royal Gorge Recreation Center

Cañon City, Colorado

Jan 16, 2020



## Child Watch

1,065 gsf      \$473,000

- Customer Service Amenity
- Drop-in Only - Up to 30 children - 2
- Parents stay on site
- Children's Toilet (1 unisex)
- Small Kitchenette for snack preparation
- Dishwasher for daily toy sanitation
- 100 s.f. Storage

Child Watch



Royal Gorge Recreation Center

Cañon City, Colorado

Jan 16, 2020



## Locker Spaces

1,480 gsf      \$895,900

- Mens' and Womens' Locker Rooms
- Family Changing Rooms
- First Aid Room

Locker Spaces

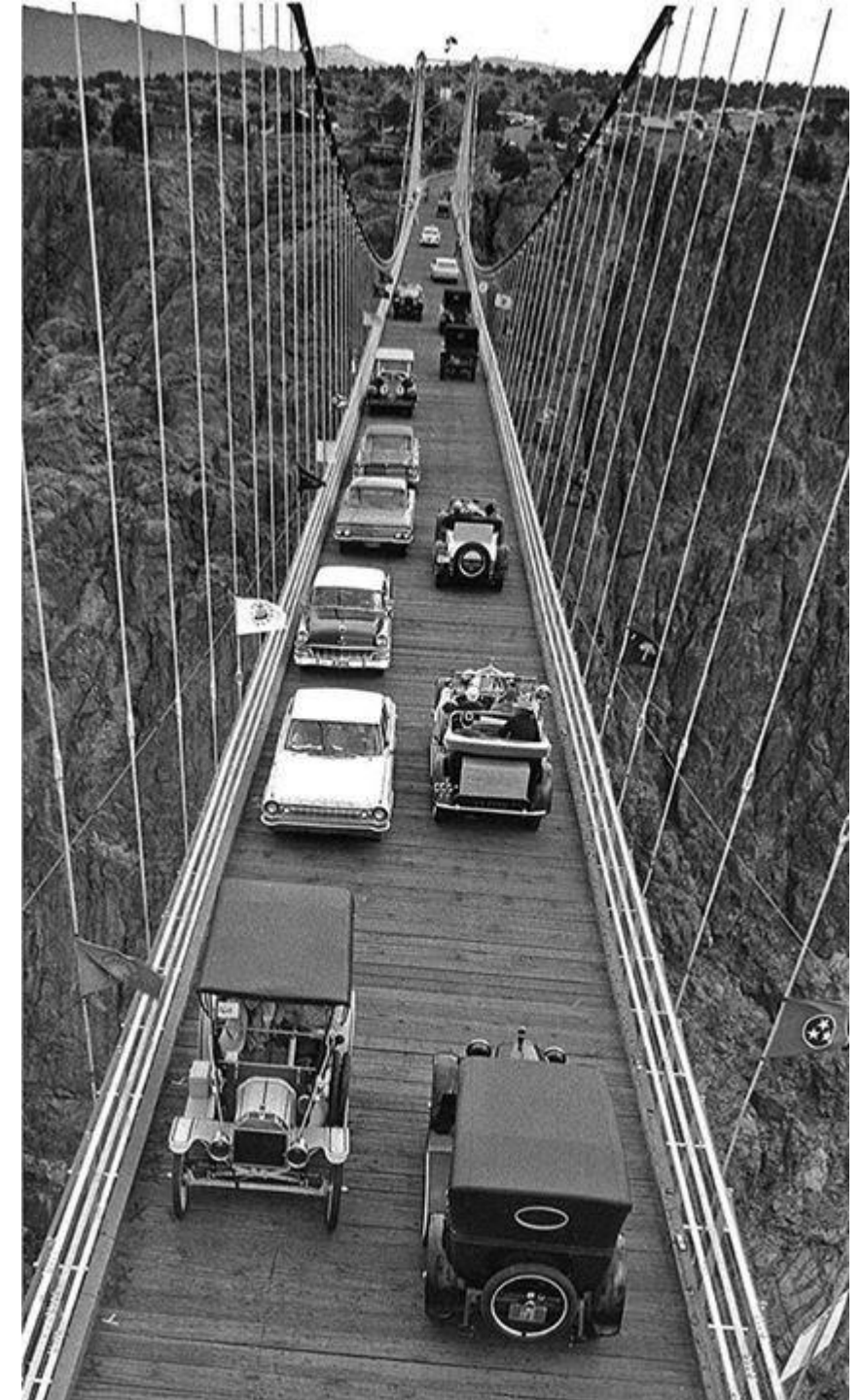


In order to further develop and confirm programming, BRS team members led the card game exercise with staff and stakeholders at multiple workshops. As a result, multiple building program options were developed, considered, and discussed with the team. The following facility program priorities were developed as a basis to begin designing floor plan and layout options for the facility.

# INFORMATION GATHERING

## INTRODUCTION

- Residents of the District were randomly selected and mailed a survey. Randomly selected residents are referred to as the “Invite sample” throughout the report.
- Two weeks after the mailed survey, an online version was opened to everyone who did not receive an Invite survey. These results are kept separate and presented by themselves.
  - The Invite/Random survey results are statistically-valid.
  - Open Link survey results are not statistically-valid.
- Voter analysis results are presented and were obtained through analysis of U.S. Census, State of Colorado, Fremont County, and Cañon City.





INFORMATION GATHERING

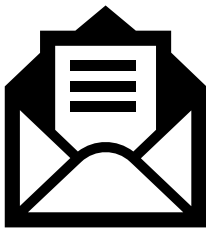
METHODOLOGY

Primary methods:

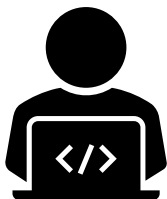
- 1 = Statistically Valid (Invite Survey)  
Mailed survey with an option to complete online via a password-protected website
- 2 = Open Link Survey  
Online survey available to all residents 2-weeks after the mailed survey

Approximately 6,284 Surveys Mailed

1,568  
Completed Surveys  
+/- 2.4%  
Margin of Error



1,568 - Invite Surveys Completed

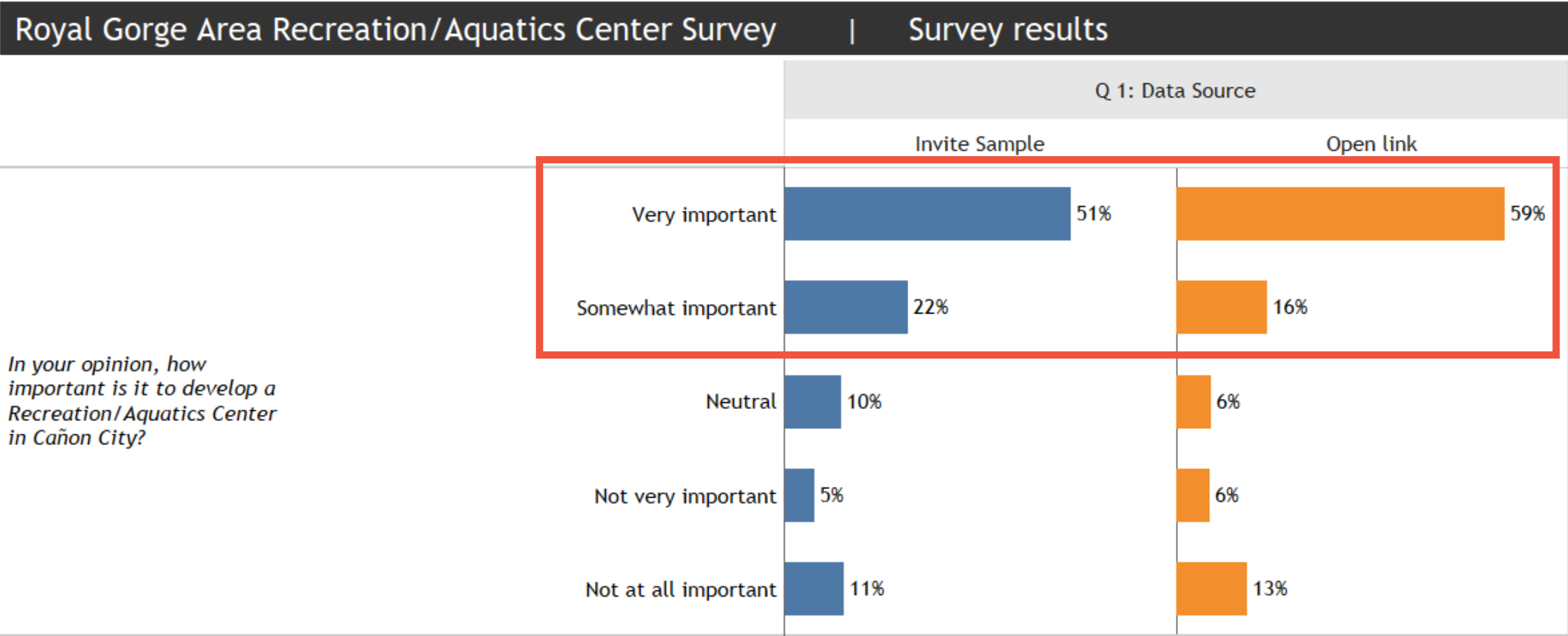


608 - Open Link Surveys Completed



INFORMATION GATHERING

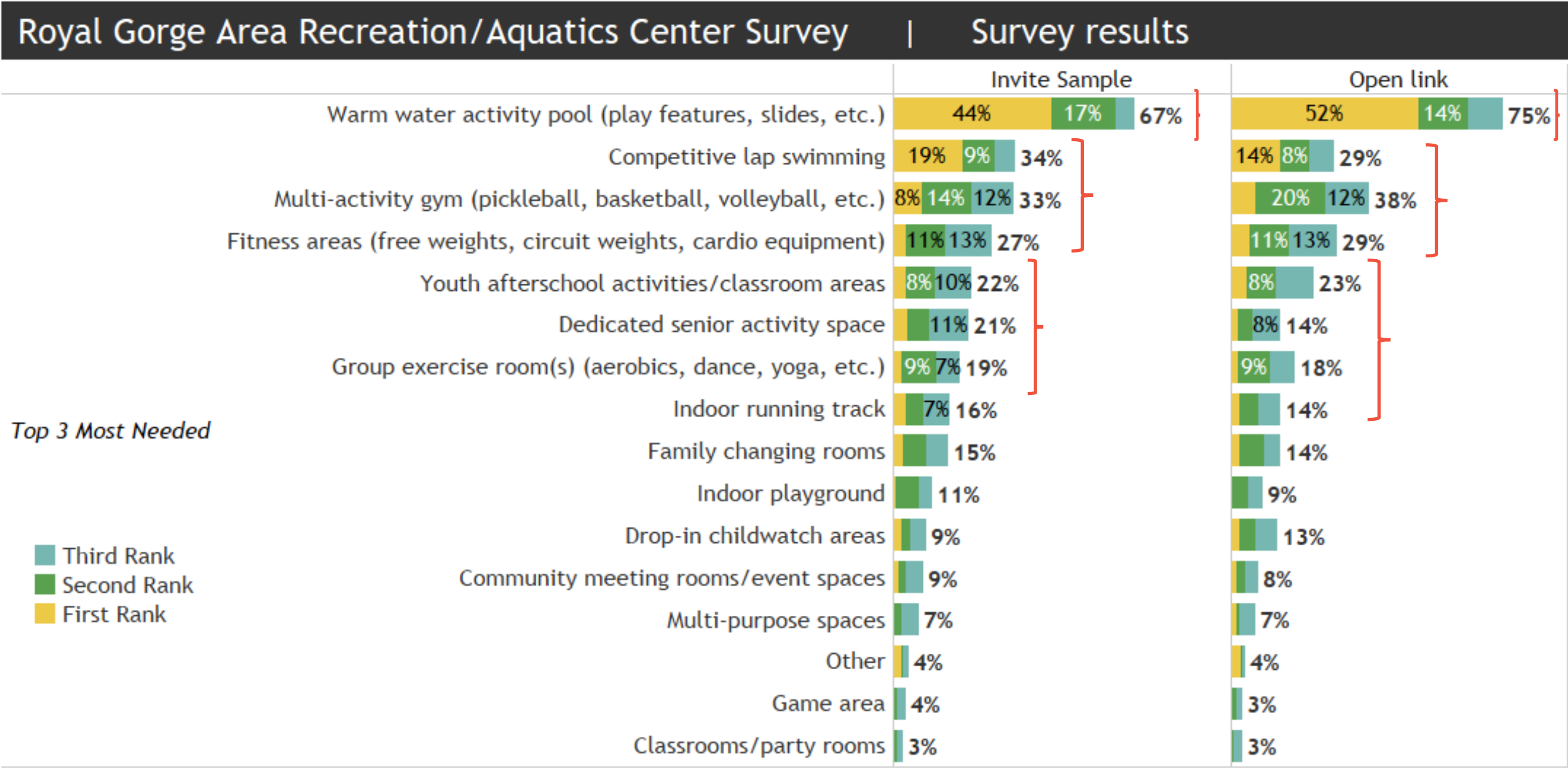
IMPORTANCE TO DEVELOP RECREATION AND AQUATICS CENTER





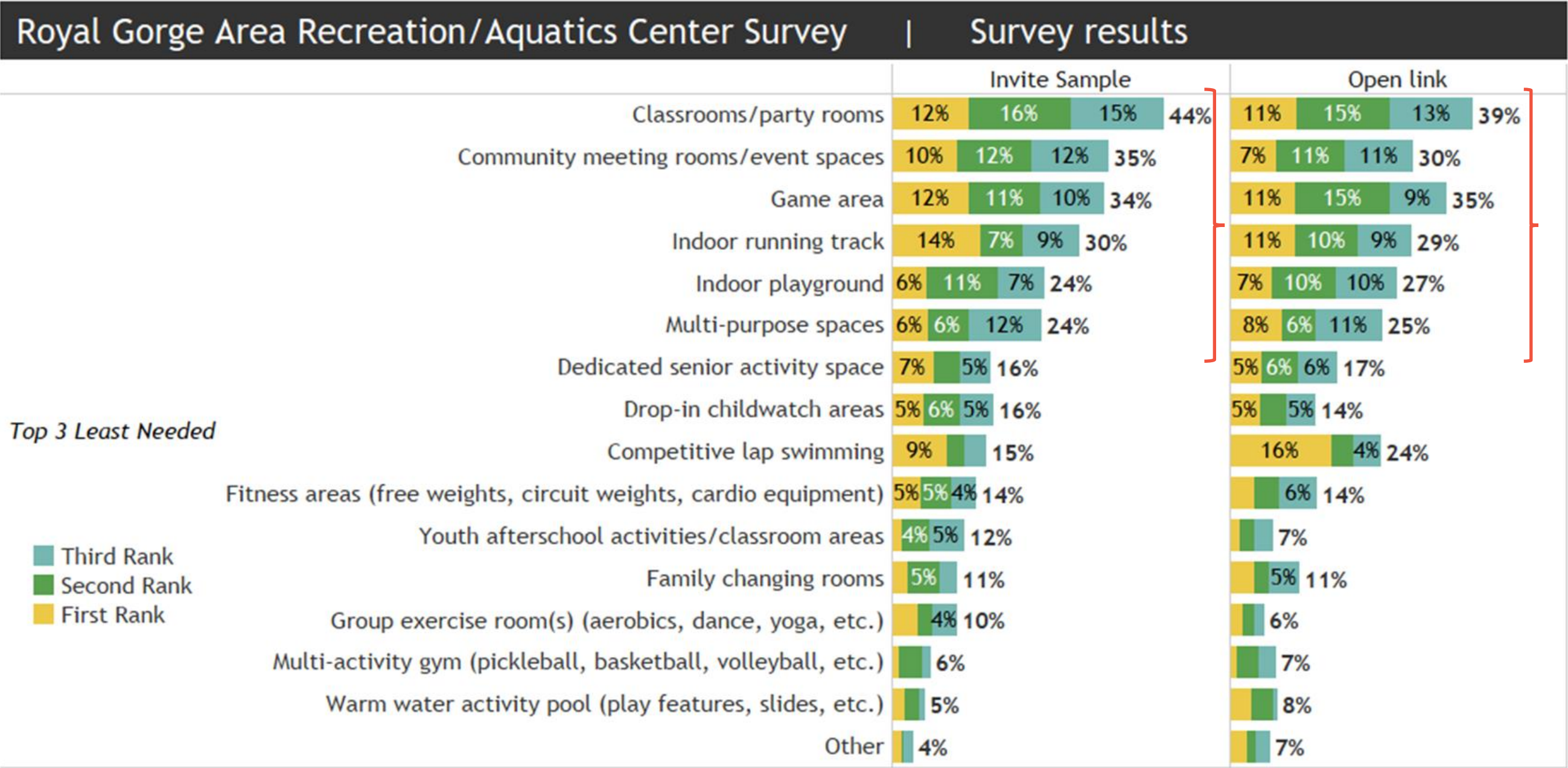
INFORMATION GATHERING

TOP THREE MOST NEEDED AMENITIES



# INFORMATION GATHERING

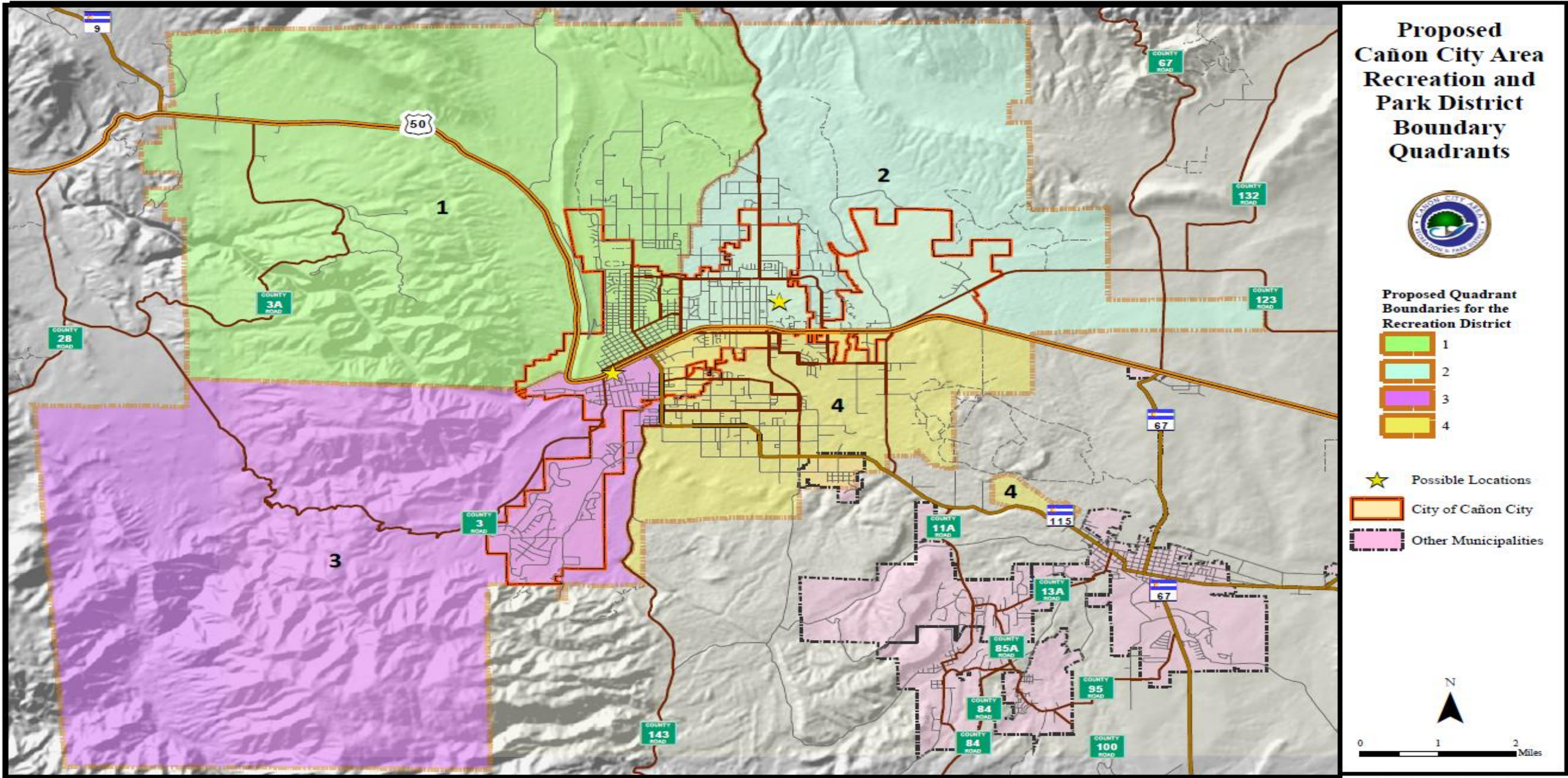
## TOP THREE LEAST NEEDED AMENITIES





# INFORMATION GATHERING

## POTENTIAL SITE LOCATIONS



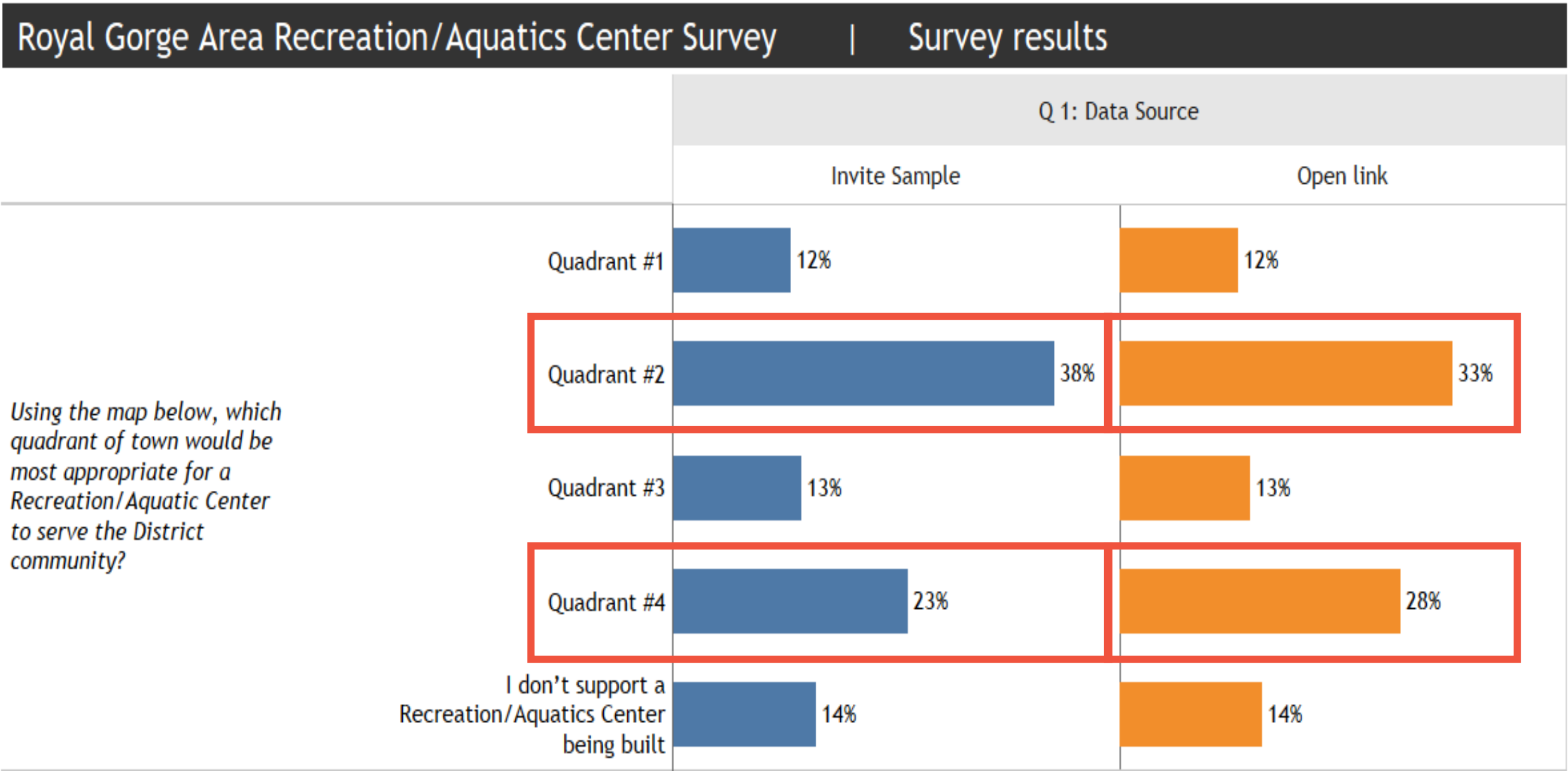
### ROYAL GORGE AREA RECREATION & AQUATICS CENTER - FEASIBILITY REPORT



08-02-2021

# INFORMATION GATHERING

## POTENTIAL SITE LOCATIONS





# INFORMATION GATHERING

## PROPERTY TAX QUESTION

- Respondents were asked how likely they would be to support the following initiatives:
  - 7.5 mills property tax to fund the **construction of the Recreation/Aquatics Center.**
  - 4 mills property tax to fund the **operations of the Center and ongoing current District operations.**
- Respondents were given four choices for both tax options:
  - I would **definitely** support
  - I would **probably** support
  - I would **probably** not support
  - I would **definitely** not support



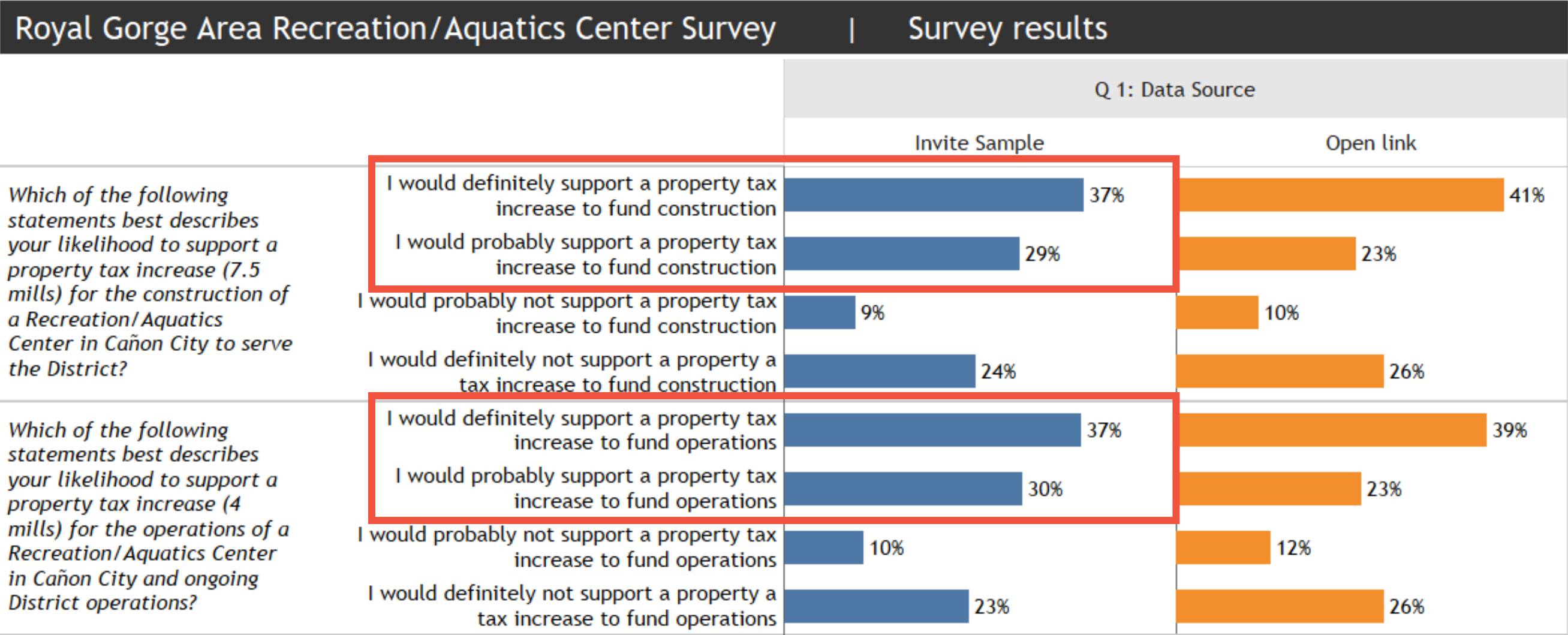
INFORMATION GATHERING

PROPERTY TAX INCREASES BY HOME VALUE

	Home Values			
Property Tax Type	\$150,000	\$200,000	\$250,000	\$300,000
Tax to fund construction (7.5 mills)	\$80	\$107	\$134	\$161
Tax to fund operations (4 mills)	\$43	\$57	\$72	\$86
TOTAL ANNUAL TAX INCREASE	<u>\$123</u>	<u>\$164</u>	<u>\$206</u>	<u>\$247</u>

# INFORMATION GATHERING

## PROPERTY TAX QUESTIONS - OVERALL





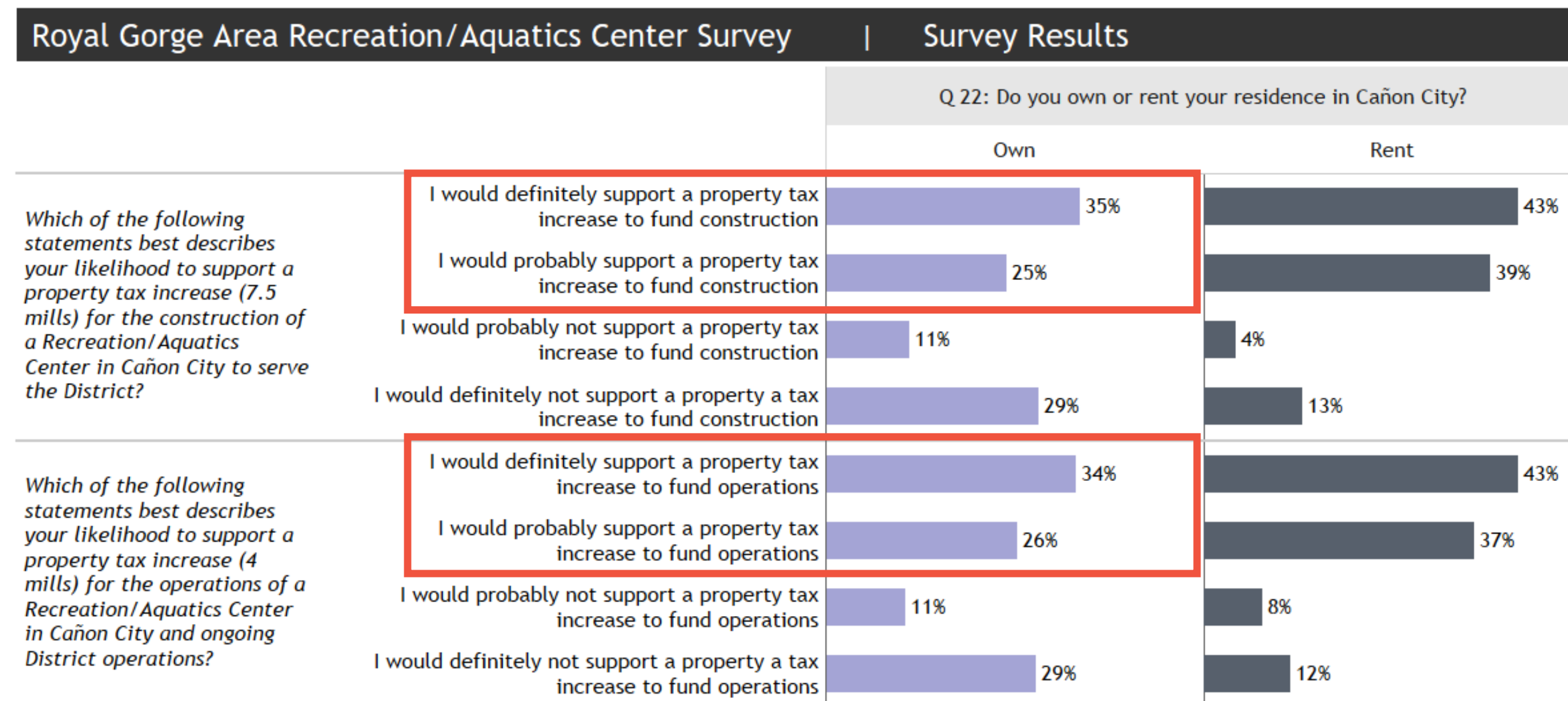
# INFORMATION GATHERING

## PROPERTY TAX QUESTIONS – BY AGE (INVITE ONLY)

Royal Gorge Area Recreation/Aquatics Center Survey		Survey results					
		Q 23: What is your age?					
		Under 35	35-44	45-54	55-64	65-74	75 and older
<i>Which of the following statements best describes your likelihood to support a property tax increase (7.5 mills) for the construction of a Recreation/Aquatics Center in Cañon City to serve the District?</i>	I would definitely support a property tax increase to fund construction	47%	52%	39%	33%	26%	23%
	I would probably support a property tax increase to fund construction	38%	25%	28%	25%	33%	20%
	I would probably not support a property tax increase to fund construction	2%	3%	11%	9%	11%	24%
	I would definitely not support a property a tax increase to fund construction	14%	19%	22%	32%	30%	33%
<i>Which of the following statements best describes your likelihood to support a property tax increase (4 mills) for the operations of a Recreation/Aquatics Center in Cañon City and ongoing District operations?</i>	I would definitely support a property tax increase to fund operations	46%	49%	39%	33%	27%	23%
	I would probably support a property tax increase to fund operations	38%	29%	28%	24%	30%	22%
	I would probably not support a property tax increase to fund operations	5%	4%	10%	10%	13%	21%
	I would definitely not support a property a tax increase to fund operations	10%	18%	23%	33%	30%	34%

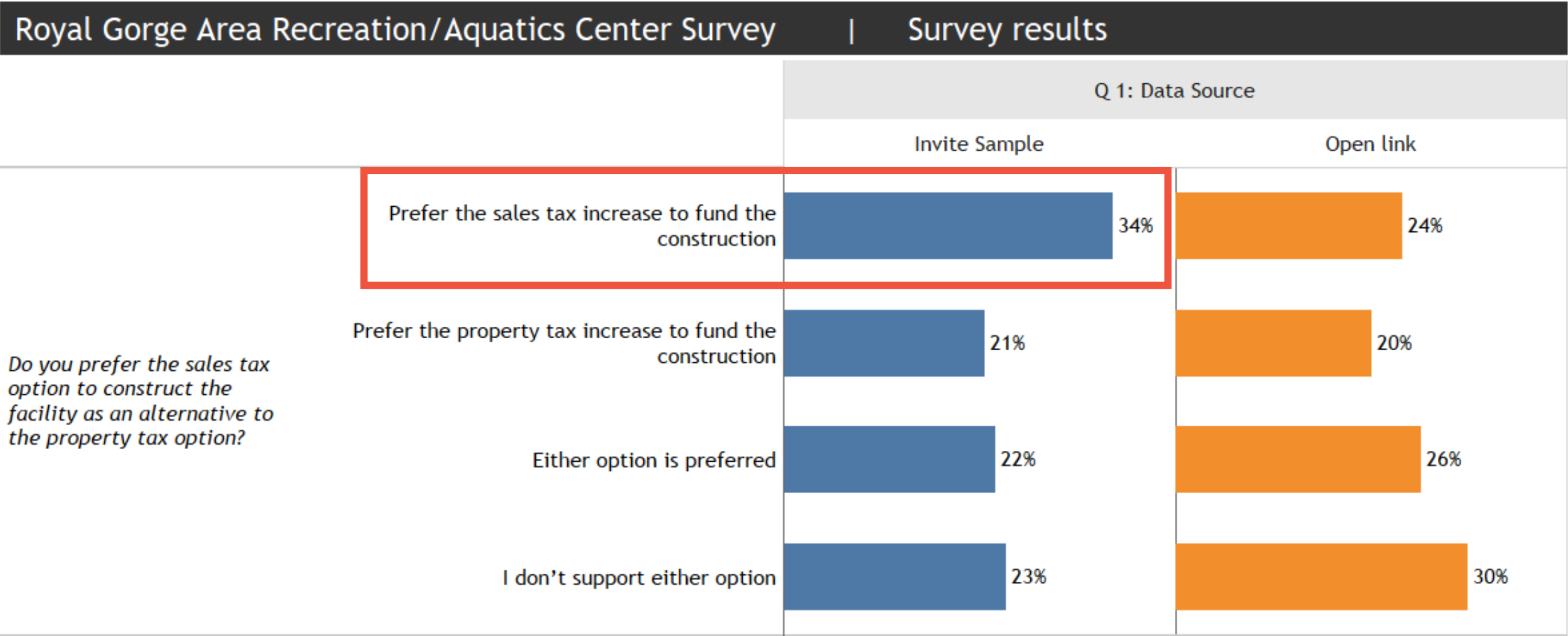
# INFORMATION GATHERING

## PROPERTY TAX QUESTIONS – BY HOMEOWNERSHIP STATUS (INVITE ONLY)



INFORMATION GATHERING

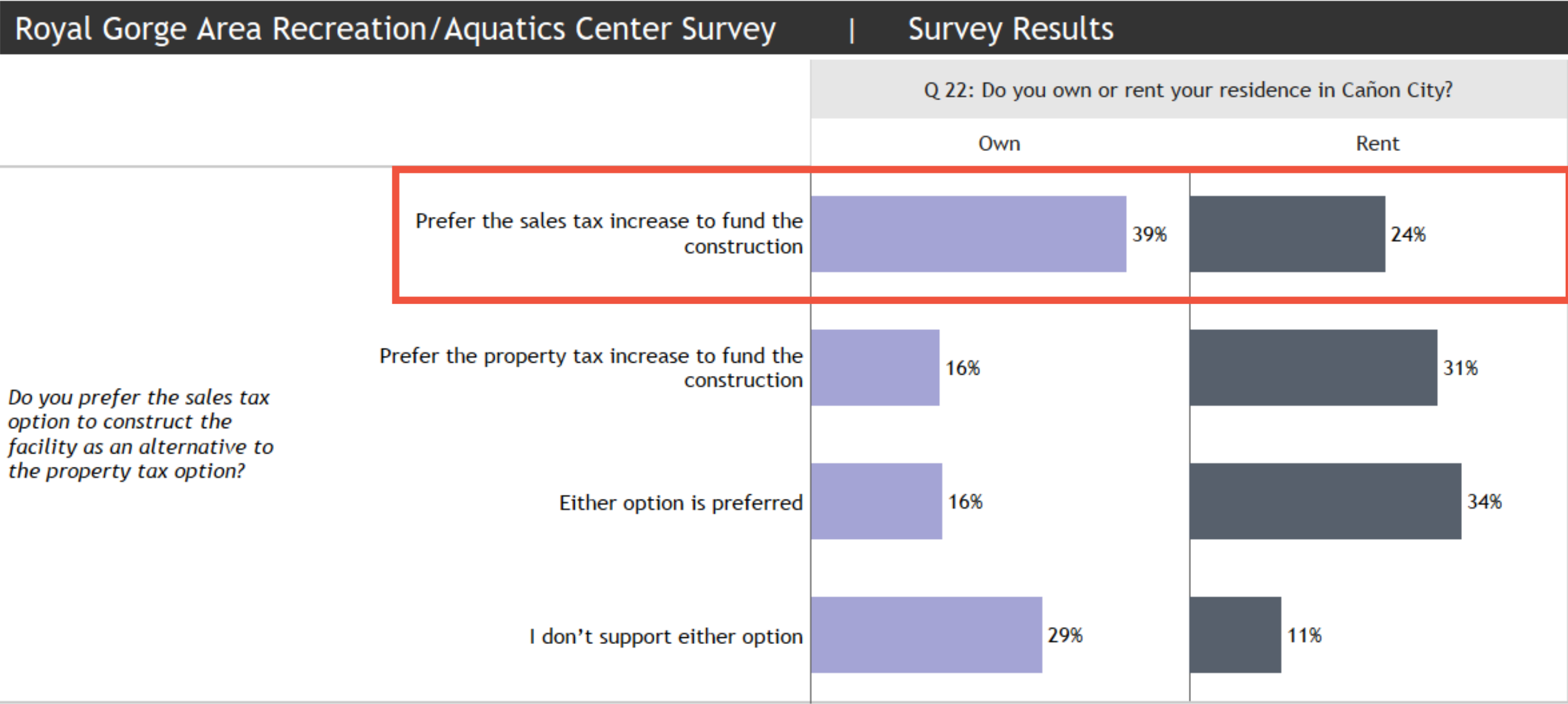
SALES TAX QUESTION - OVERALL





INFORMATION GATHERING

SALES TAX QUESTION – BY HOMEOWNERSHIP STATUS (INVITE ONLY)



# INFORMATION GATHERING

## PROGRAM SELECTION

	Total Gross Area (Indoor + Outdoor)		61,785
Program Space	PHASE 2	Budget	
Administration	1,825	\$	685,000
Lobby and Support Spaces	3,549	\$	1,488,996
Locker Spaces	4,352	\$	2,602,888
Child Watch	948	\$	416,000
Multi-Purpose Room A	1,053	\$	379,000
Multi Purpose Room B	1,053	\$	379,000
Classroom / Party Room	854	\$	308,000
Gym 3 - High School or 2 Middle School-METAL BLD	13,331	\$	3,983,000
12 Laps/Mile Elevated Walk Jog Track	5,775	\$	2,328,000
3,000 Fitness & Weights	3,640	\$	1,459,000
15-20 Person Aerobics/Dance Studio	1,053	\$	433,000
30-35 Person Aerobics/Dance Studio	2,340	\$	950,000
Aquatics Support	866	\$	336,000
6-Lane x 25-Yard Pool - Indoor	-	\$	-
3,600 Recreation Activity Pool - Indoor	9,366	\$	6,079,000
6-Lane x 25-Yard Lap Pool - Outdoor	11,780	\$	1,859,000
Outdoor Pool Soft Sided Structure Allowance		\$	750,000

D

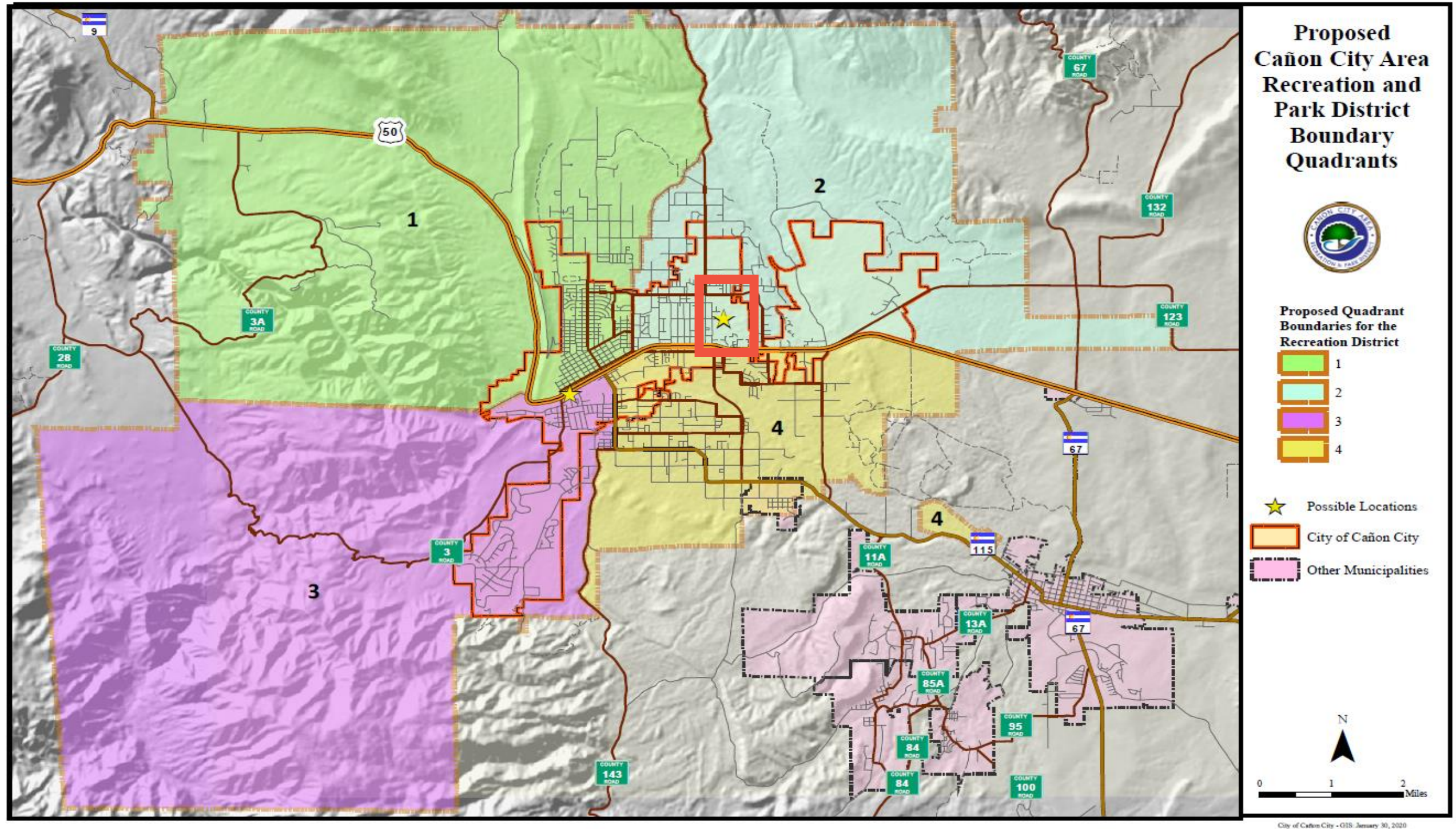
## Site & Facility Design





# SITE DESIGN

## PROPOSED SITE LOCATIONS



### ROYAL GORGE AREA RECREATION & AQUATICS CENTER - FEASIBILITY REPORT



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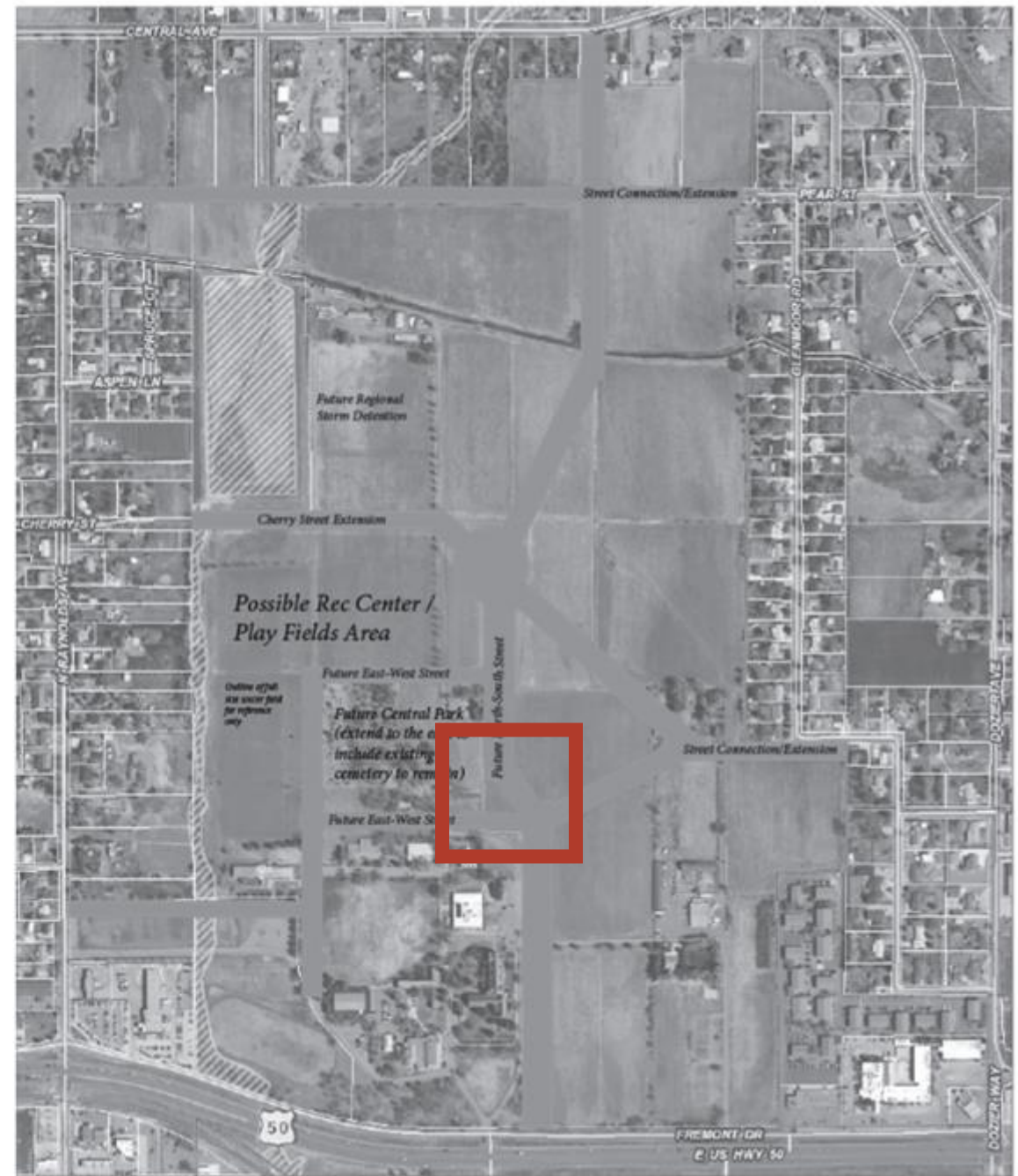


## SELECTED SITE LOCATION

## The Site

- Abbey Lands
- ~11 acres – building

November 2018





# SITE DESIGN

## PROPOSED SITE DEVELOPMENT



### ROYAL GORGE AREA RECREATION & AQUATICS CENTER - FEASIBILITY REPORT

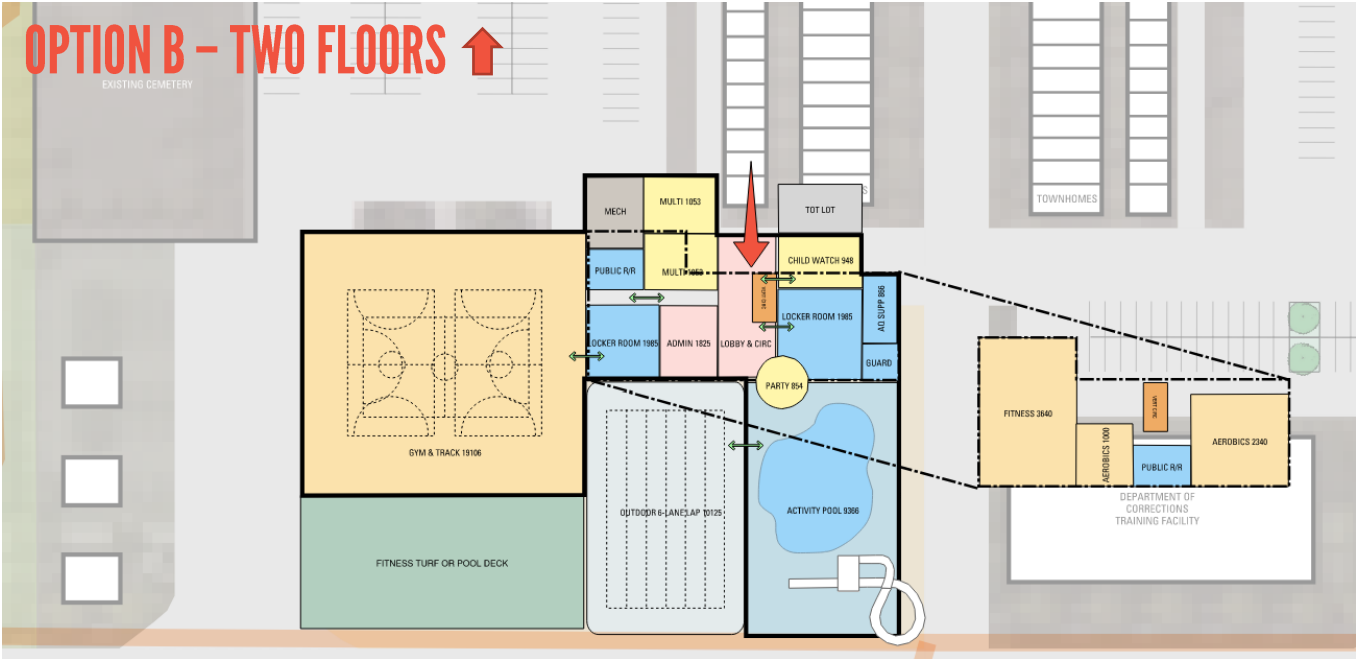
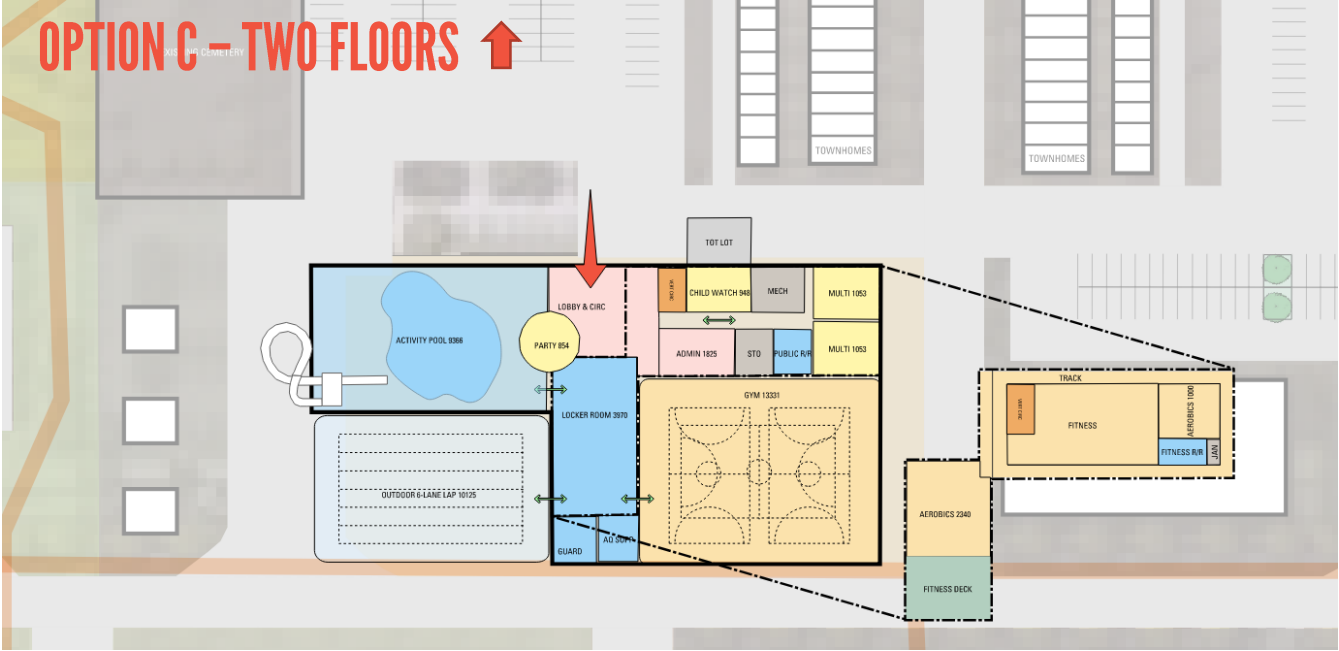
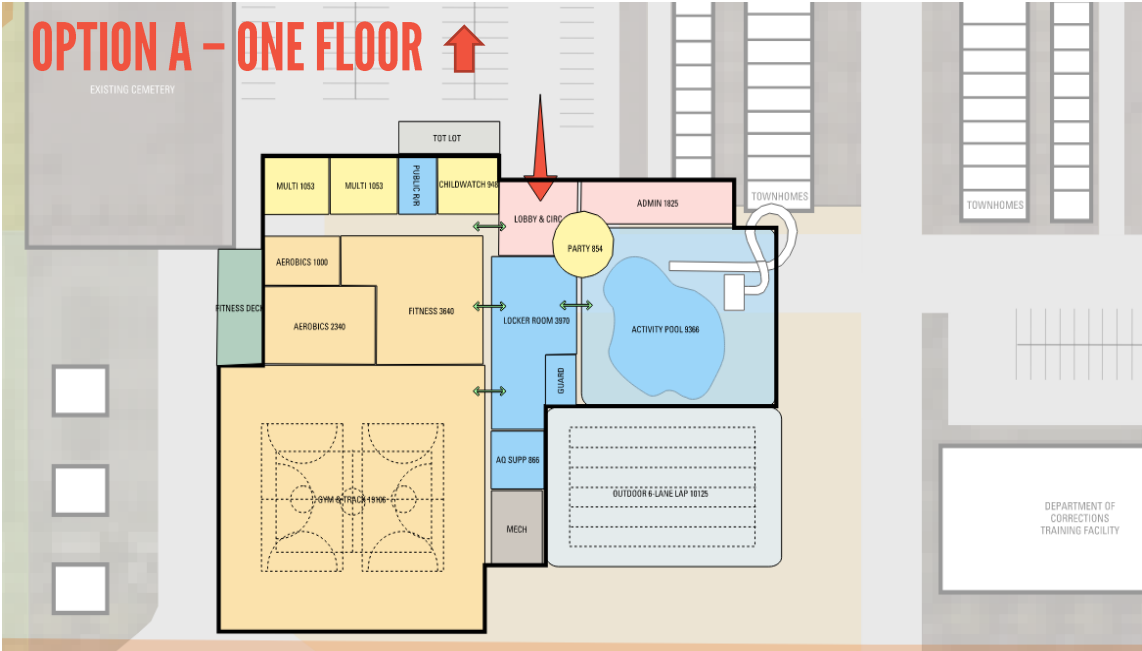


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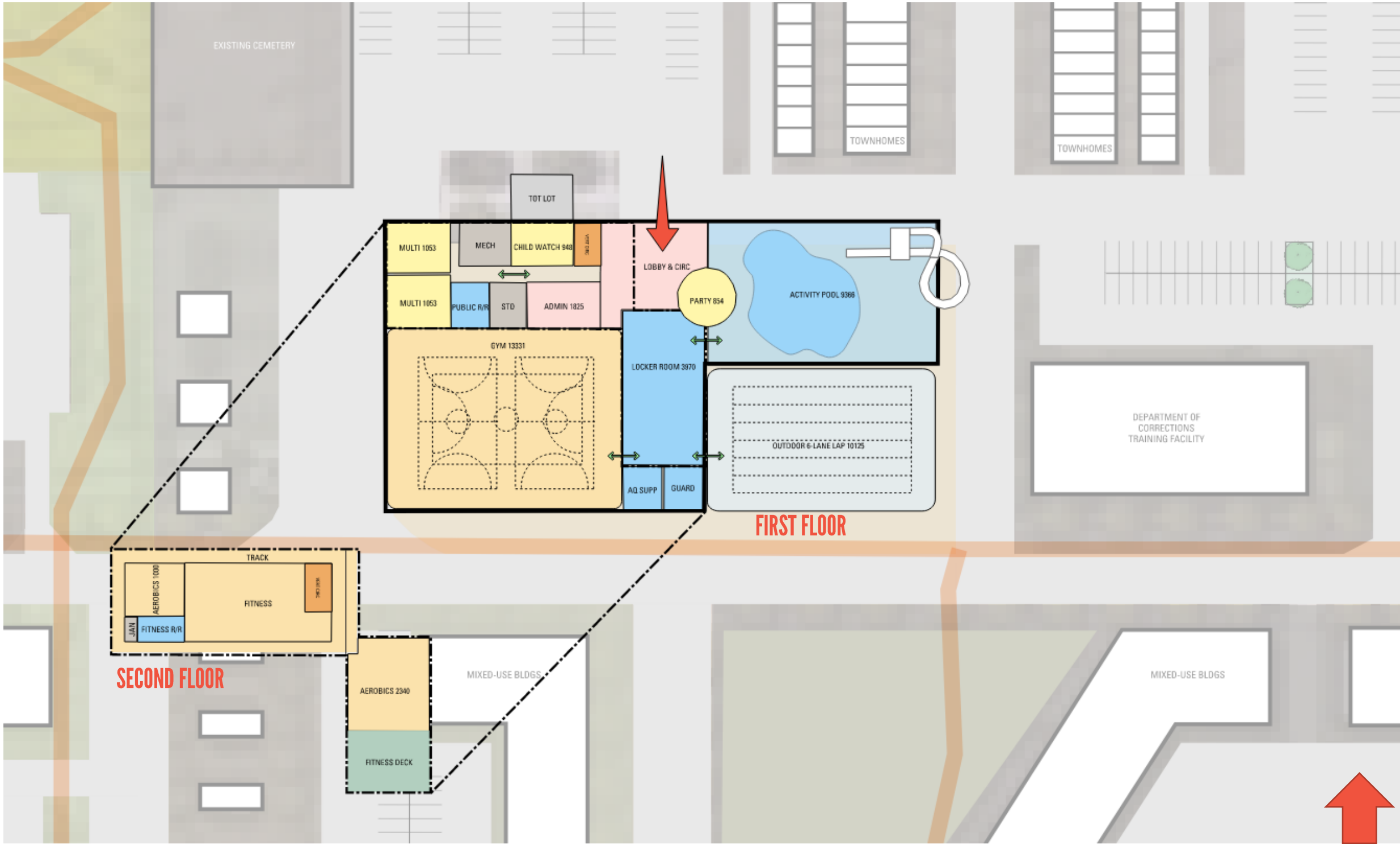
# FACILITY DESIGN

## FLOOR PLAN OPTIONS



# FACILITY DESIGN

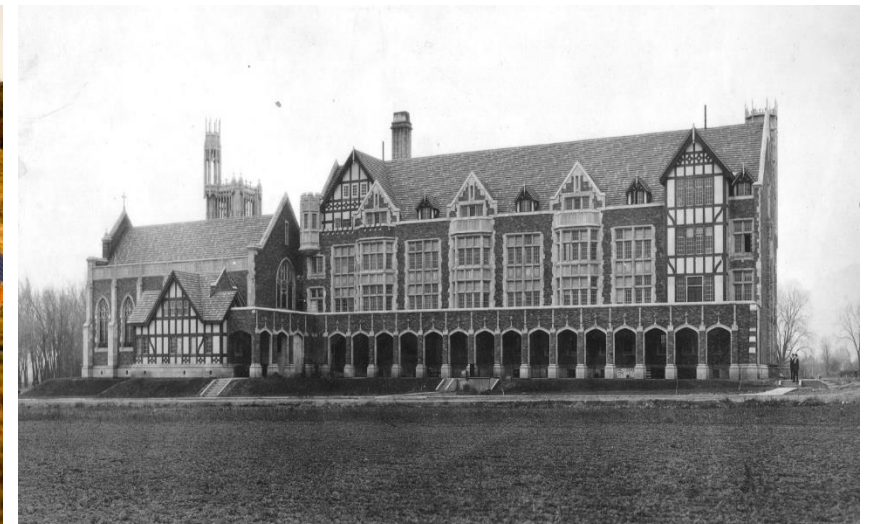
## FLOOR PLAN PREFERRED OPTION





# FACILITY DESIGN

## ARCHITECTURAL AESTHETICS



### ROYAL GORGE AREA RECREATION & AQUATICS CENTER - FEASIBILITY REPORT



08-02-2021



# FACILITY DESIGN

## CONCEPT RENDERINGS – FRONT ENTRANCE



ROYAL GORGE AREA RECREATION & AQUATICS CENTER - FEASIBILITY REPORT



08-02-2021



FACILITY DESIGN

CONCEPT RENDERINGS – LAP POOL





FACILITY DESIGN

CONCEPT RENDERINGS – VIEW FROM ABBEY





# FACILITY DESIGN

## CONCEPT RENDERINGS – INTERIOR LOBBY



### ROYAL GORGE AREA RECREATION & AQUATICS CENTER - FEASIBILITY REPORT



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# FACILITY DESIGN

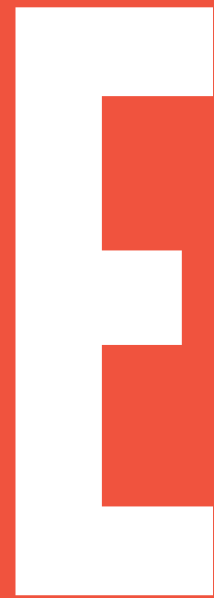
## CONCEPT RENDERINGS – INTERIOR LOBBY



### ROYAL GORGE AREA RECREATION & AQUATICS CENTER - FEASIBILITY REPORT



08-02-2021



## Project Budget & Proforma





# BUDGET – FACILITY PROGRAM AND BUDGET

**COMMUNITY CENTER HARD COSTS: \$24,400,000**

**COMMUNITY CENTER SOFT COSTS: \$7,600,000**

**ON-SITE CONSTRUCTION ALLOWANCE: \$1,000,000**

**TOTAL BUILDING PROJECT BUDGET GOAL: \$33,000,000**

**NOTES:**

- 1. It is assumed the project will start construction approximately January 2023.
- 2. It is assumed the mid-point of construction will be approximately August 2023.
- 3. The on-site construction allowance would include parking, curb & gutter, lighting, pedestrian walkways, irrigation, etc. inside the property line.
- 4. This budget does not include off-site costs (i.e. street construction, signalization or other significant improvements outside of the property line)
- 5. The soft cost allowance would include professional fees, owner & construction contingency, plan review fees, tap fees, construction testing, and FFE.
- 6. The gymnasium is assumed to be a metal building.
- 7. As of May 2021, construction inflation is very high. This budget assumes conservative construction escalation for the 2021 & 2022 calendar years.



PROJECT BUDGET

RECOMMENDED CENTER OPERATING HOURS\*

	Hours/Day	# Days	Total
Monday – Friday 6:00 am – 9:00 pm	15	5	75
Saturday 8:00 am – 8:00 pm	12	1	12
Sunday 12:00 pm – 6:00 pm	6	1	6
Total:			93

\* Subject to change



# PROJECT BUDGET

## UPDATED OPERATIONAL PRO-FORMA – EXPENSE AND REVENUE MODEL SUMMARY

New Recreation Center Annual Operating Expenses			% of Budget
Full-Time Staff w/benefits	\$643,148	Note: Salary levels reflect anticipated District increases	
Part-Time Staff w/benefits	\$601,159	Note: Projections reflect anticipated min. wage increase	
Total Staff		\$1,244,306	61%
Supplies		\$361,478	18%
Services		\$352,238	17%
CIP Set Aside (4%)		\$78,559	4%
Total Expenses		\$2,036,343	100%

New Recreation Center Annual Operating Revenues	
Admissions	\$1,256,575
Child Watch	\$32,400
Rentals (Gym/Multi Purpose Rooms)	\$21,400
Party Room Rentals	\$31,500
Fitness Programming (Specialized)	\$12,500
Center Programs	\$274,000
Vending	\$8,000
Total Revenue	\$1,636,375

SUBSIDY\$399,968

COST RECOVERY80%





# PROJECT BUDGET

## UPDATED STAFFING NEEDS

RGRC		
Option 2		
Sq Footage ID Indoor Aquatics sf 8193		
54,132 Outdoor Aquatics sf 11219		
Operating Expenses		Notes
Staffing Plan - Full Time	Salary	
Facility Manager	\$64,726	Executive Director - Step 5
Office/Front Desk Coordinator	\$42,840	Sports Coordinator - Step 10
Recreation Coordinator - Aquatics	\$42,840	Sports Coordinator - Step 10
Recreation Coordinator - Sport & Fitness	\$42,840	Sports Coordinator - Step 10
Recreation Coordinator - Senior Services	\$42,840	Sports Coordinator - Step 10
Maintenance Coordinator	\$50,032	Park Supervisor - Step 12
Maintenance Technician	\$40,667	Park Worker I - Step 11
Administration Aide	\$32,962	Administrative Assistant - Step 9 x 2
Custodians (2)	\$63,106	Parks Worker II - Step 4
Lead Life Guard	\$33,280	2080 x \$16/hr
Full Time Wages	\$456,133	
Benefit %	41.00%	
Total Full Time Wages	\$643,148	

Assumption

- Salaries based on anticipated District increases

PROJECT BUDGET

UPDATED PART-TIME STAFFING NEEDS

RGRC Option 2		Sq Footage ID 8,193 54,132 11,219	
Operating Expenses			Notes
Part Time Staffing	Annual Hours	Wage\$ (Hourly)	Wage\$ (Annual)
Lifeguards - Leisure Pool	13,515	\$14.00	\$189,210
Lifeguards - Lap Pool	11,093	\$14.00	\$155,295
Party Staff - cleanup	75	\$13.07	\$980
Fitness Instructors - Specialized	250	\$21.00	\$5,250
Fitness Instructors - Included	1,500	\$16.00	\$24,000
Front Desk/Customer Service	5,585	\$13.07	\$72,989
Child Care Attendants	3,600	\$13.07	\$47,052
Custodians	2,040	\$13.07	\$26,663
Fitness Attendants	2,040	\$13.07	\$26,663
Total Part Time Hours	39,697		
Total FTE Equivalent	19		
	Part Time Wages		\$548,102
	Benefit %		9.68%
	Total Part Wages		\$601,159
	Total Wages		\$1,244,306
Staffing % of Total Expenses	61%		
Staffing Cost Per Square Ft	\$16.92		

- Assumption:
- Wages reflect est. minimum wage increases
  - Lifeguards = 63% of part-time wages

# PROJECT BUDGET

## OPERATIONAL PRO-FORMA –LIFEGUARD HOURS

Weekly lifeguard cost estimate for indoor leisure pool - does not include Aquatics Instructors - Year round operations									
								Average Staffing Level	Hourly Rate
Start	End	Hours	Day				# of Days	Staff Hours	\$14.00
8am	1pm	5	Monday	Tuesday	Wed	Thursday	Friday	5	3
1pm	3pm	2	Monday	Tuesday	Wed	Thursday	Friday	5	0
3pm	8pm	5	Monday	Tuesday	Wed	Thursday	Friday	5	5
10am	6pm	8	Saturday					1	5
12pm	5pm	5	Sunday					1	5
								0	0
								0	0
Total Leisure Pool LG hours/week								265	\$ 3,710
Mon-Fri: Pool opens 2 hours later and closes 1 hour earlier than facility operating hours									51
Sat: Pool opens 2 hours later and closes 2 hours earlier than facility operating hours									# Weeks
Sun: Pool closes 1 hour earlier than facility operating hours									
Notes: Costs may be lowered through reduced hours, restricted access or hourly wages.									
Total Annual Lifeguard Hours								13,515	\$ 189,210
									per week leisure pool lifeguard costs
									per year leisure pool lifeguard staff

Assumption:  
Both pools will close midweek from 1-3 pm to save costs.

Weekly lifeguard cost estimate for indoor lap pool - Year round operations									
								Average Staffing Level	Hourly Rate
Start	End	Hours	Day				# of Days	Staff Hours	\$14.00
6:30am	1pm	6.5	Monday	Tuesday	Wed	Thursday	Friday	5	3
1pm	3pm	2	Monday	Tuesday	Wed	Thursday	Friday	5	0
3pm	8pm	5	Monday	Tuesday	Wed	Thursday	Friday	5	3
9am	7pm	10	Saturday					1	3
12pm	5pm	5	Sunday					1	3
								0	0
								0	0
Total Lap Pool LG hours/week								217.5	\$ 3,045
Pool opens 30 mins. to 1 hour later and closes 1 hour earlier than facility operating hours									51
Sun: Pool closes 1 hour earlier than facility operating hours									# Weeks
Notes: Costs may be lowered through reduced hours, restricted access or hourly wages.									
Total Annual Lifeguard Hours								11,093	\$ 155,295
									per week leisure pool lifeguard costs
									per year lap pool lifeguard staff



PROJECT BUDGET

OPERATIONAL PROFORMA- FRONT DESK HOURS

Weekly front desk hours - Assumes FTE Office/Front Desk Coordinator at 30 hrs/week											
										Hourly Rate	
Start	End	Hours	Day					# of Days	Average Staffing Level	Staff Hours	\$13.07
6:00am	Noon	6	Monday	Tuesday	Wed	Thursday	Friday	5	0.5	15	\$ 196
Noon	6pm	6	Monday	Tuesday	Wed	Thursday	Friday	5	1.5	45	\$ 588
6pm	9pm	3	Monday	Tuesday	Wed	Thursday	Friday	5	1.5	22.5	\$ 294
8am	8pm	12	Saturday					1	1.5	18	\$ 235
12pm	6pm	6	Sunday					1	1.5	9	\$ 118
										0	\$ -
										0	\$ -
					Total Front Desk PT hours/week					109.5	\$ 1,431
											Front desk costs per week (wages only)
											51 # Weeks
								Total Annual Front Desk Hours		5,585	\$ 72,989
											Front desk cost per year (wages only)
Notes: Costs may be lowered through reduced hours, restricted access or hourly wages.											



# PROJECT BUDGET

## OPERATIONAL PROFORMA- CHILD WATCH HOURS

Weekly child watch hours hours										Hourly Rate		Operating Hours Per Week
Start	End	Hours	Day					# of Days	Average Staffing Level	Staff Hours	13.07	
8am	Noon	4	Monday	Tuesday	Wed	Thursday	Friday	5	2	40	\$ 523	20
4pm	7pm	3	Monday	Tuesday	Wed	Thursday		4	2	24	\$ 314	12
8am	noon	4	Saturday					1	2	8	\$ 105	4
			Sunday							0	\$ -	Total 36
										0	\$ -	
										0	\$ -	
										0	\$ -	
										72	\$ 941	Child Watch costs per week (wages only)
											50	# Weeks
										Total Annual Child Watch Staff Hours	3,600	Child Watch cost per year (wages only)
Notes: Costs may be lowered through reduced hours, restricted access or hourly wages.												



# PROJECT BUDGET

## OPERATIONAL PROFORMA- FITNESS INCLUDED W/ADMISSION

Fitness/Water Exercise - Included with Admissions											
Revenues						Expenses					
Classes Per Week	Weeks Per Year	Avg # of Participants per Class	Total Participants	Rate (\$)	Total Revenues		Inst Hours Per Class	Total Inst Hours	Inst Cost Per hour	Total Expenses	Net Revenues
10	50	10	5000	\$0	\$0.00		1	500	\$16	\$8,000.00	-\$8,000.00
Fitness Classes - Included with Admissions											
Revenues						Expenses					
Classes Per Week	Weeks Per Year	Avg # of Participants per Class	Total Participants	Rate (\$)	Total Revenues		Inst Hours Per Class	Total Inst Hours	Inst Cost Per hour	Total Expenses	Net Revenues
20	50	10	10000	\$0	\$0.00		1	1000	\$16	\$16,000.00	-\$16,000.00



# PROJECT BUDGET

## UPDATED SUPPLIES & SERVICES

RGRC		Sq Footage ID 8,193
Option 2		54,132 11,219
Supplies		Notes
Office Supplies	\$5,000	
Dues & Subscriptions	\$400	
Uniforms	\$2,000	
Recreation/Fitness Program Supplies	\$20,000	
Aquatics Supplies	\$2,500	
Building Maintenance Supplies	\$12,000	
Janitorial Supplies	\$14,500	
Pool Chemicals	\$25,000	
Marketing	\$6,000	
Center Programs (all expenses)	\$274,078	
Total Supplies Expense	\$361,478	
Supply % of Total Expenses	18%	

# PROJECT BUDGET

## UPDATED SUPPLIES & SERVICES

RGRC Option 2		Sq Footage ID 8,193 54,132 11,219
Services		
Credit Card Fees	\$15,000	
Maintenance - Contracted	\$15,000	
Training	\$5,500	
Utilities (Gas, Electric, Water)	\$271,738	Indoor=\$4.00/sf Outdoor= \$2.00/sf
Telephone	\$2,500	
Trash Removal	\$2,500	
Minor Equipment Repair	\$2,000	
Security	\$3,000	
Insurance & General Liability	\$25,000	
Computer/Software Services	\$5,000	
Equipment Rental	\$5,000	
Total Services Expense	\$352,238	
Services % of Total Expenses	17%	
Utility Cost Per Square Ft	\$3.69	
Total Operating Expenses	\$1,958,022	
Capital Repair & Replacement (4% of Total Expenses )	\$78,321	
Total Expenses Per Sq Ft	\$27.69	\$2,036,343

PROJECT BUDGET

ADMISSIONS REVENUES

RGRC Revenue Summary		
Operating Revenues	Projected Revenue	Notes
Admissions		
Daily	\$205,250	
Punch Pass	\$53,100	
Annual Pass	\$998,225	
Total Admission Revenue	\$1,256,575	
Admission % of Total Revenue	77%	



PROJECT BUDGET

OTHER REVENUES

RGRC Revenue Summary		
Operating Revenues	Projected Revenue	Notes
Other Revenues	Projected	
Child Care	\$32,400	Gross revenue
Rentals	\$21,400	multi-purpose rooms/gym
Parties	\$31,500	Gross revenue
Vending	\$8,000	
Fitness Programming (Specialized)	\$12,500	Gross revenue
Center Programs	\$274,000	
Total Other Revenues	\$379,800	
Other Revenue % of Total Revenue	23%	
Total Revenues	\$1,636,375	
Total Expenses	\$2,036,343	
Surplus/Subsidy	(\$399,968)	
Cost Recovery	80%	



# PROJECT BUDGET

## UPDATED PRO-FORMA –RENTAL REVENUES

Gymnasium: One High School, 2 Middle School	Hours		Total Hours Available	Utilization	Total Rental	Rental Rate/Hr	Total Revenue
	Total Weeks	Per Weeks			Hours Available		
Half Court x 2	50	60	3000	10%	300	\$20	\$6,000.00
Full Court H.S.	50	30	1500	10%	150	\$40	\$6,000.00
Total Revenue							\$12,000.00
*Rate may vary for quantity discount, organizational type i.e.non profit or other circumstances							

Multi-Purpose Rooms	Hours		Total Hours Available	Utilization	Total Rental	Rental Rate/Hr	Total Revenue
	Total Weeks	Per Weeks			Hours Available		
Peak Time Hours, - Weekends	50	28	1400	10%	140	\$35	\$4,900
Off Peak Hours, Weekdays M - F	50	30	1500	10%	150	\$30	\$4,500
Total Revenue							\$9,400
*Rate may vary for quantity discount, organizational type i.e.non profit or other circumstances							

Total Revenue Rentals						\$21,400.00
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\* No assumptions have been made regarding potential use of pool facility by local school district.



# PROJECT BUDGET

## UPDATED PRO-FORMA –OTHER REVENUES

Child Watch					
Revenues					
Child Watch hours Per Week	Weeks Per Year	Avg # of Participants per hour	Total Participants Hours	Rate (\$)	Total Gross Revenues
36	50	6	10800	\$3	\$32,400.00

Birthday Parties					
Revenues					
Parties Per Week	Weeks Per Year		Total Parties	Rate (\$)	Total Gross Revenues
6	50		300	\$105	\$31,500.00

Fitness Classes - Fee Based					
Revenues					
Classes Per Week	Weeks Per Year	Avg # of Participants per Class	Total Participants	Rate (\$)	Total Gross Revenues
5	50	10	2500	\$5	\$12,500.00

Party package rates generally includes:

- 60 minutes in party room, table settings
- Unlimited use of Center remainder of day
- 12 guests (adults/kids)



# PROJECT BUDGET

## OPERATIONAL PRO-FORMA –ADMISSION PASS DETAIL\*

Daily Pass	Price	# Sold	Total \$	Annual Visits	6 Month Pass*	Price	# Sold	Total \$	Annual Visits
Youth Res	\$4.50	8000	\$36,000.00	8,000	Youth Res	\$115.00		\$0.00	0
Youth Non Res	\$5.50	2000	\$11,000.00	2,000	Youth Non Res	\$152.00		\$0.00	0
Adult Res	\$7.00	13000	\$91,000.00	13,000	Adult Res	\$198.00		\$0.00	0
Adult Non Res	\$9.00	3000	\$27,000.00	3,000	Adult Non Res	\$235.00		\$0.00	0
Senior Res	\$5.50	6000	\$33,000.00	6,000	Senior Res	\$137.00		\$0.00	0
Senior Non Res	\$7.25	1000	\$7,250.00	1,000	Senior Non Res	\$194.00		\$0.00	0
Totals		33,000	\$205,250.00	33,000	Totals		0	\$0.00	0
					* Avg 2 visits per week				
Punch Pass (20)*	Price	# Sold	Total \$	Annual Visits	Annual Pass	Price	# Sold	Total \$	Annual Visits
Youth Res	\$81.00	100	\$8,100.00	2,000	Youth Res	\$210.00	150	\$31,500.00	15,000
Youth Non Res	\$99.00		\$0.00	0	Youth Non Res	\$277.00		\$0.00	0
Adult Res	\$126.00	200	\$25,200.00	4,000	Adult Res	\$360.00	500	\$180,000.00	50,000
Adult Non Res	\$162.00		\$0.00	0	Adult Non Res	\$428.00	150	\$64,200.00	15,000
Senior Res	\$99.00	200	\$19,800.00	4,000	Senior Res	\$250.00	450	\$112,500.00	45,000
Senior Non Res	\$130.50		\$0.00	0	Senior Non Res	\$353.00	50	\$17,650.00	5,000
Totals		500	\$53,100.00	10,000	Family**	\$677.00	875	\$592,375.00	175,000
					Totals		2175	\$998,225.00	305,000
					* Ava 2 visits per week				
3 Month*	Price	# Sold	Total \$	Annual Visits	Total Admission Revenues				
Youth Res	\$84.00		\$0.00	0	Total Annual Visits				
Youth Non Res	\$110.00		\$0.00	0	Total Daily Visits				
Adult Res	\$144.00		\$0.00	0	(356 Operating Days/Total Annual Visits)				
Adult Non Res	\$171.00		\$0.00	0	Daily Pass %				
Senior Res	\$100.00		\$0.00	0	Punch Pass %				
Senior Non Res	\$141.00		\$0.00	0	Annual Pass %				
Totals		0	\$0.00	0	Family Pass % (Percent of Annual Passes)				

\* Buy 18 get 2 free

\*Subject to change



BARKER  
RINKER  
SEACAT  

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ARCHITECTURE



ROYAL GORGE AREA RECREATION & AQUATICS CENTER - FEASIBILITY REPORT



08-02-2021